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State of South Carolina,
County of Greenville.

Whereas, Charles E. Hicks has, for valuable consideration, duly assigned and set-over unto J.P. Rickman, his lease on the premises hereinafter mentioned and described, and thereby surrendered all his right, title, claim and demand what-so-ever in or to said premises, and Whereas Helen C. Poole, owner of said Premises, and the said J.P. Rickman desire to enter into a new lease of said premises and thereby cancel the old lease held by the said Charles E. Hicks and assigned to the said J.P. Rickman as aforesaid. Now Therefore; this indenture made the 22nd, day of April A.D. 1908, between the said Helen C. Poole, party of the first part, and J.P. Rickman, party of the second part. Witnesseth: That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and will take from the party of the first part her two-story brick building, which includes first and second story and the basement thereof, and its appurtenances, situate on Main Street in the City of Greenville, South Carolina between Washington and Coffee Streets and designated as No. 106 North Main Street, for the term of seven years and four months, commencing on the 15th, day of May 1908 at a yearly rental of eight hundred and forty (\$840.00) dollars, payable in monthly installments of Seventy (\$70.00) dollars per month; the first payment to be made on June 15th, 1908.

To Have and To Hold said premises and the appurtenances thereof, unto the said party of the second part, his executors, administrators or assigns for the aforesaid term. And It Is Agreed that the party of the Second part shall have the right to construct a fire proof vault in said building and make such other additional changes as may be necessary for the purposes of establishing a bank therein, same to be done at his expense and all bank fixtures et cetera, to be put therein by the party of the second part, shall be the property of the party of the second part, and at the expiration of this lease if the party of the second part does not lease said building for an additional term, the party of the second part shall have the right to remove all of said bank fixtures from said building.

And It Is Agreed that any changes, alterations or additions to said building, shall be done at the expense of the party of the second part unless previously agreed upon by the parties hereto.

It Is Further Agreed, that the party of the first part shall, during the continuation of this lease, keep in proper repair, the roof on said building so as to prevent any damages on account of leaks.

It Is Further Agreed, That at the expiration of this lease, if the party of the first part so desires, the party of the second part will, at his own expense, make all necessary changes in order to make the rearrangement of said Building as it was in its original condition when or before it was leased to Charles E. Hicks, in case the party of the first part prefers, then the party of the second part agrees that the party of the first part shall have the Vault and Door remain in said building instead of having the building restored to its original condition as aforesaid, when it was leased to Charles E. Hicks.

And the party of the Second part covenants to pay to the party of the first part the said rent as herein specified, and at the expiration of this lease, the party of the second part will quit and surrender the premises hereby demised in as good condition as reasonable use and wear thereof will permit, damages by the elements or destruction of the building or any parts thereof excepted, And the party of the first part covenants that the party of the second part on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

In Witness whereof, the said parties hereto have interchangedly and in duplicate set their hands and seal, this the 22nd, day of April A.D. 1908.

In the presence of:

Cora D. Hill,
Oscar Hodges,
State of South Carolina,
County of Greenville.

H.C. Poole, (Seal).
J.P. Rickman, (Seal).

Personally appeared before me Cora D. Hill who on oath says: that she saw the within named Helen C. Poole and J.P. Rickman, sign, seal and as their act and deed execute, and deliver the foregoing instrument for the uses and purposes therein mentioned and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me, this the 22nd, day of April, 1908
Oscar Hodges, (Seal)

Cora D. Hill,

Notary Public for S.C.

Recorded May 19th, 1908.